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Valley Center Community Planning Group

Minutes for the October 20, 2008 Regular Meeting

Chairman: Oliver Smith Vice Chairman: Ann Quinley Secretary: Deb Hoffer

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center, CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use LAW=Lawrence
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yes

Forwarded to Members: October 22, 2008

Approved: November 10, 2008

1. Call to Order and Roll Call by Seat #:											07:00			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	KSIMPSON	HERIGSTAD		LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
P	A	P	P	P	P	P	P	A	P		P	P	P	P

Notes:

Quorum Established: 12

Yes (X)

2. Pledge of Allegiance

3. Open Forum:

- a) John Coulombe – Circulation SC – Regarding the light at Cole Grade Road and Cool Valley. This will not be addressed this evening.

4. Announcements & Items of Public Interest:

- a) Chair comments on public availability of documentation supplied to the Planning Group. The county insists upon the use of paper documents. Any documentation will be available at the Library at the same time as the PG members receive them.
- b) Chair comments on group members keeping current on GP Update and local development, in particular North & South Villages and impacts to zoning, circulation, sewer, etc
- c) GP Update Subcommittee update (Washburn) report and possible votes on membership and motions presented. We have been meeting twice monthly to develop a Community Plan with the County. There are two motions put forward: Move to add Dennis Sullivan on the GPU SC. Washburn/Coulombe: 12 – 0 – 0. The second motion involves a Development by Gerry Gaugn. This development abuts Miller Road/ Valley Center Road. This developer has worked very closely with various SC's and Design Review Board and DPLU. The motion is as follows: Washburn/Robertson

Valley Center is currently updating its Community Plan and Design Guidelines during the General Plan Update (GPU) process. The project being developed by Richard Law and his firm; SWA for the North Village Specific Plan includes promising design principles that could apply more widely to all of Valley Center's village areas. To accomplish this, the County must be willing to adopt new approaches, to work differently and to apply existing processes more flexibly. The North Village Subcommittee of the Valley Center Community Planning Group recommends that the Valley Center Community Planning Group approve the following motion:

To support Valley Center in the GPU, we are requesting that the County:

- Provide a formal town center planning process to master plan both villages.
- Investigate road designs in the villages that may vary from current Department of Public Works standards.
- Coordinate the advance and regulatory planning teams and DPW efforts to provide the flexibility necessary to explore alternate planning and development options.

Coulombe – Concerned that if we ask for flexibility the County will do the same. They will spring things on us that we don't want.

Smith – An example of something that is affected by this is 'Bird Rock'. According to DPW, VC Road was 6 lanes so they wanted it removed. DPLU and VCCPG disagree and will contend the issue.

This requires more vigilance on our part because we will be left with what we want.

Hoffer – This needs to be interpreted as part of the bigger picture in light of the Development of a Community Plan. This Plan will be detailed and precise.

Rich Rudolf – This will help us enforce our Community Plan when it varies from DPLU.

Patsy Fritz – This will set a precedence so the next person may try to 'bend' the rules more.

		<p>Rich Rudolf – These variation of road standards are still legal as per DPW. VanKoughnett – This is what Bill Lewis did with the bridge at Sunday Drive. Washburn – This is precisely what we want.</p>												
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON	HERIGSTAD		LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	A	Y	N	Y	Y	Y	Y	A	Y		Y	Y	Y	Y
Maker/Second:								Carries: 11 – 1 - 0						
Notes:														
d)		North Village Subcommittee update (Robertson) and possible vote on motions presented. See the above motion. We also supported this motion.												
e)		Circulation Sub Committee Update (Coulombe). - Cole Grade Road Project, meeting summary and possible vote on motions presented. The Cole Grade/Cool Valley traffic light. There are some people who don't like the way the light operates. The SC did come up with a motion to ask the T.A.C. to look into the issue. Also, Sandy Smith gave a presentation about the TIF and CIP Road planning.												
f)		Valley Center Trails Association update by Chair Rich Rudolf on Community Trails Master Plan map changes, possible vote. One change is to add a San Pasqual Reservation Staging area and trail. There are three options that were discussed (Appendix 1). Motion: To accept the report and approve the recommendations therein: Washburn/Layne 12 - 0 - 0												
5.		Approval of Minutes:												
Motion: The PG approves the July 14, 2008 minutes as disseminated pending approval by DPLU.														
Maker/Second: Smith/ Quinley								Carries (Y-N-A): 11 - 0 – 1						
Notes:														
Motion: The PG approves the August 11, 2008 minutes as disseminated pending approval by DPLU.														
Maker/Second: Smith/ Quinley								Carries (Y-N-A): 11 - 0 – 1						
Notes:														
Motion: The PG approves the September 09, 2008 minutes as disseminated.														
Maker/Second: Smith/ Quinley								Carries (Y-N-A): 11 - 0 – 1						
Notes:														
6.		Land Use Items:												
6.a.		R04-017/STP06-004 Valley View Casino Parking Lot (Smith), Valley Center Rd and Lake Wohlford Rd, Notice of Intent to Adopt Neg. Declaration, informational summary												
<p>Discussion & Comments: There is no difference in the new document and what we already voted upon at the April, 2007 regular meeting of the VCCPG. Schwartz – I thought the heights of the lights were different. Smith – The height has not changed. The height was changed at the April, 2007 meeting. VanKoughnett – What about the trees. Hunt – We are proposing a variety of evergreen and deciduous trees. We have selected fast growing trees. We have discussed this in detail with the Design Review Board. DPLU landscape architect will also review the plan in detail. We will berm the earth between the road and the parking lot. Coulombe – Has the invasive plants been reviewed so that they are not on the list. VanKoughnett – What is the timeline? Hunt – We expect to be in front of the B.O.S. sometime early next year.</p>														
6.b.		PM21129 Hill Top Ranch. Minor subdivision - 4 lots. (Washburn) Pauma Heights Road at La Cuesta De Pauma. Owner: Harlan Beck. Engineer: Paxton Surveying – Update only.												
Discussion & Comments: DPLU said no, you can't because he is also subdividing a lot next door and you must do them together. The proponent is appealing. No action needed.														
6.c.		TPM20811RPL5 Mustafa Tentative Map, Replacement map #5 – 4 lots. (Washburn) Red Hawk Road. Owner: Sam Mustafa. Engineer: Ralph Gonzales. – Recommendation: No action												
Discussion & Comments: This is the fifth replacement map. Both the applicant and DPLU agree that the changes are minor, technical changes. DPLU indicates that there's not a strong need for community input. No action needed.														

6.d.	TM5047/TE Time Extension, Live Oak Ranch, LLC (Washburn). Cobb Lane & Valley Center Rd. Contact: Joe Gallagher Update only, no action needed.													
Discussion & Comments: The State Legislature recently passed a law adding a year to the time limit of all Tentative Maps, thereby making this TE unnecessary. No action needed.														
6.e.	PO8 007 (Montross) cell site, 33780 Double Canyon Wireless Telecom													
Discussion & Comments: Presented by Mike Morganson. This is by Couser Canyon and Double Canyon Roads. This is in the middle of a 600 acre avocado farm. The issue is that DPLU wants a faux broad leaf tree vs. a palm tree. This will result in lowering the antennas by 10 feet. This will affect the signal strength. Also the homeowner would have to top the existing trees														
Motion: To approve the project as presented with the mono-palm be considered over the broad leaf faux tree design.														
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K.SIMPSON	HERIGSTAD		LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	A	Y	Y	Y	Y	Y	Y	A	Y		Y	Y	Y	Y
Maker/Second: Montross/Layne								Carries: (Y-N-A): 12 – 0 - 0						
Notes:														
6.f.	TPM 21002/ER (Coulombe) Application Amendment Form/Fish & Game Doc. Request – no action													
6.g.	P08-034, 28407 Gordon Hill Rd. (K. Simpson/Smith) proposed cell tower site, AT&T Wireless Owner: Bernesser Engineer: TDI, Calvin Gough. Proponent request to move to November agenda													
6.h.	Parcel Old 395 Rezone (Smith), 30665 Old Hwy 395, Escondido, Ca. 92026, requesting a C-30 Zoning and a General Plan Amendment to designation 11 and TPM splitting the property so that the smaller area (7.33acres) will be rezoned Commercial/Office.													
Discussion & Comments: Purchased the property. It is South of Nelson Way and North of the R.V. Park. Removed loads of trash. DPLU wanted them to pull a commercial use permit. It has been used as a feed store, wedding venue, and then a monastery. They want to use it for offices, growing flowers, and as a management company. The total acreage is 35. The rezone lot is 7 acres with a 2000 sq ft building. It is currently zone A70. The proponent wants to do a lot split at the same time. It has it's own water and sewer. Washburn – What is the proposed zoning in GPU? Do not know. Patsy Fritz – Where is it in relation to the proposed SPA. South. Hofer – this project has been used as a commercial entity in the past and this should not be taken away.														
Motion: To support the rezone and use of the property in concept only. We will await the application from the county.														
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K.SIMPSON	HERIGSTAD		LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	A	Y	N	N	Y	Y	Y	A	Y		Y	Y	Y	Y
Maker/Second: Smith/Quinley								Carries: (Y-N-A): 10 – 2 - 0						
Notes:														
6.i.	P08-036 (Layne) Patnode Outdoor Event Facility, Serenity Oaks Ranch (behind VC Library) M.U.P. Application													
Discussion & Comments: The proponent researched the ability to do this even before purchasing the property. The proponent approached the neighbors just after purchasing the property to make sure the neighbors were OK with the major use permit. The proponent has only had events for friends/family. Code enforcement concurs. The proponent will only be a small event scale venue. The proponent stated that the noise levels are within the legal limits. Licensed alcohol caterers are responsible for all events. This will be tightly regulated. The property values will not be decreased. The proponent will not take business away from other businesses in V.C. The proponent has actually conducted business with others in V.C. and fostered business and employment. Trash is														

The opposition has given 15 speaker slips ceding their time to Charles Nachand. He is an attorney based in Escondido. This is not a compatible use with the zoning. This is a residential property. The web site advertises a 50 person minimum during the weekday and 125 person minimum on the weekend. The use does not fill a void, nor does it provide a benefit to the public. The noise level studies must be conducted over at least one hour. Live bands could bring the level up. Security must be provided by the guests (in their materials). The events must end before 10 pm. but the clean up and people leaving will be after that. It is not a question of whether is beautiful or the business is needed. BUT the question is whether it is zoned for this use. It is not a commercial property.

Patsy Fritz – My friends built the house and barn. I am very familiar with this site. The discretionary permit process does not guarantee the property owners the right to operate this type of business. This is a permit application for a commercial entity by non-residence owners. The residential property owners have a right to their quiet residential neighborhood. V.C. has many outdoor venues already. This is a wonderful idea in the wrong place.

Robertson – gets the impression that there is a big conflict that needs to be resolved before the permit process should continue.

Quinley – It is hard to approve this when the neighbors are in opposition.

Coulombe – How did this come about? I have not heard a formal proposal.

Smith – I see a commercial enterprise asking to be located in a residential area. DPLU has rules for noise, light ect.... The rules in a residential area are significantly different/tougher than a commercial area.

John Stacy – I think this is a commercial entity that is trying to operate a commercial operation in a residential neighborhood.

Gravesen - At 7 pm, I could hear the party clearly inside my house with the windows closed.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K.SIMPSON	HERIGSTAD		LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	A	Y	Y	Y	Y	Y	AB	A	Y		Y	Y	Y	N
Maker/Second: Layne/VanKoughnett								Carries: (Y-N-A): 10 – 1 - 1						
Notes: Call the question Hofler/Vankoughnett 11 – 1 – 0 (Montross dissents)														
6.j.	AD08-019 House Addition (administrative permit), 13525 Mirar de Valle, owner Rattray. – not discussed due to lack of time													
7.	Announcements & Items of Interest to the VCCPG:													
8.	Subcommittee Reports & Business:													
a)	Brook Forest – open, Chair.													
b)	Castle Creek – (open) Chair.													
c)	Circulation – John Coulombe, Chair.													

d)	GP Update – Keith Simpson, Chair.
e)	Nominations – Leon Schwartz, Chair.
f)	Northern Village – Keith Robertson, Chair.
g)	Orchard Run – Deb Hofler, Chair.
h)	Paradise Mountain – open, Chair.
i)	Parks & Rec. – Dave Montross, Chair.
j)	Rancho Lilac – Frank Shoemaker, Chair.
k)	Segal Ranch – Oliver Smith, Chair
l)	Southern Village – Terry Van Koughnett, Chair.
m)	Strategic Planning—Keith Simpson, Chair.
n)	Tribal Liaison – Terry Van Koughnett, Chair.
o)	Valley Center Church – Terry Van Koughnett, Chair.
p)	Website – Terry Van Koughnett, Chair.

9. Correspondence Received:

- a. DPLU to VCCPG, TM5507RPL1/REZ08-008 27.5 acre lot split into 10 lots, Orchard Vista Rd, developer BSTCO
- b. DPLU to VCCPG, TPM 21086 Via Salvador east of Mac Tan Rd, minor subdivision on 4.4 acres, Owner: Mike Gicanov.
- c. DPLU to VCCPG Chair (email), TPM21088, 33319 Lilac Rd, B & R Properties Tentative Parcel Map, withdrawal request
- d. DPLU to VCCPG, TM5315RPL4. Old Castle Road, 8 residential lots and road, Aquaterra Engineering inc, Project name: Beauvais, tentative parcel map.
- e. DPLU to VCCPG, P08-34; 08-08-014, Gordon Hill Wireless telecommunications facility; 28407 Gordon Hill Rd. proponent Misako Hill, PlanCom, Inc.
- f. DPLU to VCCPG, P070014, Log No 07-08-14., Notice of Intent to adopt a mitigated Negative Declaration re: Brecht Wireless Telecommunication Facility, includes a Biological Resource Report and a Storm water Intake form
- g. The Board of Supervisors Regular Meeting Agenda for September 16 and 17, 2008, September 23 and 24, 2008, October 14 and 15, 2008
- h. DPLU to VCCPG, TPM 21136, Harlow Minor Subdivision Project , 12542 Betsworth Road, lot split into three parcels
- i. DPLU to VCCPG; POD 08-005, Log NO. ER 08-00-003, Second Dwelling Unit/ Accessory Apartment Ordinance Amendment; Amendment to the San Diego County Zoning Ordinance to simplify the various accessory dwelling types.
- j. DPLU to VCCPG; Tentative Parcel Map No. 20999. Tentative Parcel Map preliminary approval. Proponents Ilene Hancey, Raelene Freir, Gary H; Project Engineer is Sharon Thornton, 27315 Valley Center Road.
- k. Ms Kathi Frinchaboy to VCCPG. Letter in support of Parcel number 188-180-33 and 54 owned by Paul and Rena Patnode. Weddings and events venue business.
- l. Kenny and Angela Goldberg to Nancy Layne of VCCPG. Letter in opposition to pending application for a major permit and variance for Serenity Oaks wedding and event venue project
- m. DPLU to VCCPG, Notice of Public Hearing on September 15, 2008 RE: Lee Packard/Ralph L. Frank House MAA 08-002 in La Mesa, CA; Lindo Lake Boathouse in Lakeside; Edgemoor Facility Demolition in Santee
- n. DPLU to VCCPG; Final Agenda, SD County Planning Commission Regular Meeting, October 3 and October 17, 2008
- o. DPLU to VCCPG Draft Revisions to the County's Public Road Standards, dated September 12, 2008
- p. Registrar of Voters, County of San Diego to VCCPG. Notice of Special District Election on November 4, 2008 and list of qualified candidates
- q. DPLU to VCCPG Notice of Intent to Adopt a negative declaration or mitigated negative declaration, POD 08-011, Log No 08-00-005 contains amendments to the Zoning Ordinance to allow Certified Farmer's Markets within appropriate locations and a new Family Burial plot accessory use to allow for family burials on parcels of more than 10 acres.
- r. DPLU to VCCPG, Notice of Preparation of an Environmental Impact Report. POD 08-012. Log No. 08-00-004; Tiered Winery Zoning Ordinance Amendment. Introduces a new winery classifications and revises the regulations for two existing winery classifications.
- s. DPLU to VCCPG, P08-041- ATT SD0746 Yellow Brick Road for owner Valley Center Municipal Water District at 30230 Yellow Brick Rd. Valley Center. Contact Person, Misako Hill
- t. San Diego County Traffic Advisory Committee to VCCPG- agenda for Traffic Advisory Committee, September 19, 2008
- u. County of San Diego to Board of Supervisors with copy to VCCPG; General Plan Amendment (GPA 08-007) Public Facility Element, Section 4 Transportation, County-wide
- v. Metropolitan Water District to Keith Simpson of VCCPG, Notice of Water Forum Workshop, October 22, 2008
- w. Wasxayam Pomki Museum on the Rincon Indian Reservation to VCCPG. Invite to Museum Opening September 26, 2008.
- x. San Diego Archaeological Center to VCCPG Invitation to Excellence in Archaeology Celebration and Awards Ceremony. October 4, 2008
- y. San Diego Architectural Foundation to VCCPG; Invitation to Community Vision Award 2008, September 18, 2008

10. Requests for Items on Upcoming Agendas:

- a) North Inland Community Prevention Program

b)	Circulation SC – Motion regarding the light at Cole Grade Road and Cool Valley.	
11.	Motion to Adjourn:	
	Maker/Second: by default	Vote:
Notes: Motion to extend the meeting 15 minutes Smith/Layne 11 -1 - 0		

Appendix 1:

Date: 10/20/2008

TO: VALLEY CENTER COMMUNITY PLANNING GROUP
From: Valley Center Trails Association

RE: Final Report and Request for Approval of additional trails and a staging area for the County's Trails Master Plan Update

Requested Actions:

A. Accept this report;
B. Approve the proposed additions to the Trails Map shown in orange on Exhibit 1 displayed at tonight's meeting
C. Approve the proposed additional modifications to the Master Plan Text for Valley Center, as shown in underline/strikeout format on Exhibit 2 Attached hereto.
SUMMARY: On 1/14/08, 3/10/08 and 6/9/08 you approved the VCTA's recommendations for changes to the County's Trails Master Plan. There will probably not be any further opportunities to change the Map for at least five years. This report recommends three additional proposed trail/pathways changes and one additional staging area, along with matching text modifications (number references in brackets are to the trail segments on the Map, and continue from the previous reports, and at the end of the Text Index, which are affected by the recommendations):

16. Add a San Pasqual Reservation Staging Area and Trail (Within the Reservation to Hellhole via Canal Road). [New 9A]

Comment: The San Pasqual Band Business Committee gave conceptual approval to placing a staging area and trail on the Map at its October 13, 2008 meeting. Three potential areas are under discussion: a staging area and trail from Paradise Mountain Road through the eastern edge of the reservation, emerging at Canal Road at the gate where the reservation ends, and on to Hellhole Canyon Preserve; a staging area and trail from a site off Canal Road and generally following the canal; or a staging area inside the reservation at the gate where Canal Road meets Santee Lane, and on into Hellhole. Wherever the staging area is ultimately sited, it should include an historical/cultural display.

17. Add a pathway/trail east along Tyler Road and Tyler Heights Road from Cole Grade Road to connect to the existing Michael Crews easement coming off Pauma Heights Road. [New 26A].

Comment: This additional pathway/trail would allow for numerous routes and loops from the Cole Grade Road for users of the existing trail easement in the Crews' Pauma Heights subdivision across the street from the high school.

18. Add a pathway on Burnt Mountain Road from Mirar de Valle to Betsworth Road (Turner Lake) [new 30].

Comment: This pathway would provide a way into Turner Lake from the south, and a connection to the proposed trail coming into Turner Lake from Betsworth, creating a larger loop from the staging area at Aerie Park and Daley Ranch,

DISCUSSION:

The VCTA approved these additional changes at its 10/8/08 Quarterly Meeting.

As before, the proposed staging area site is approximate, within a half mile of where marked on the map. All are subject to the Community Trails Master Plan principle of acquisition only from a willing donor or seller.

Staging Areas will provide ½-acre to 1-acre parking areas for equestrian rigs, large enough for several to park, and turn around to exit without having to back up. They will also provide trailhead parking for pedestrian hikers and mountain bicyclists to access the trails/pathways. Staging Areas would have signage to indicate the location and distances of adjacent trails, along with some other educational information.

Again we remind you of the county's trail easement indemnification ordinance, whereby any property owner giving or selling a trail easement to the county will be indemnified and held harmless from any damages arising out of use on or adjacent to the trail. This is in addition to much existing state law already making such easements immune from liability.

Attached is the underline/strikeout version of the proposed additional revisions to the current Master Plan text for Valley Center (required by the County), which reflects these recommendations.

Copies of this report are available to the public at the Valley Center Library and on the VCTA website: www.vctrails.org.

ATTACHMENT 2

VALLEY CENTER COMMUNITY TRAILS MAP INDEX

The following community trails map index was completed by the Valley Center Community Planning Group and will be used as a reference tool.

[Make the following additional changes to the Boxes in the Index]:

Add new #9A San Pasqual Reservation Staging Area and Trail from within the reservation to Hellhole Canyon Open Space Preserve via Canal Road.

Add new #26A pathway/trail east along Tyler Road and Tyler Heights Road from Cole Grade Road to connect to the existing Michael Crews easement coming off Pauma Heights Road to allow for numerous routes and loops from the Cole Grade Road for users of the existing trail easement in the Crews' Pauma Heights subdivision across the street from the high school.

Add new #30 trail/pathway on Burnt Mountain Road from Mirar de Valle to Betsworth Road to provide a way into Turner Lake from the south, and a connection to the proposed trail coming into Turner Lake from Betsworth, creating a larger loop from the staging area at Aerie Park and Daley Ranch.

Rich Rudolf
VCTA Chairperson